

**PLANNING AND ZONING COMMISSION
DECEMBER 8, 2015
MINUTES**

Present: Paula Johnson, Chairwoman, Jonathan Boardman, Margaret Chapple, Charles Kraiza, Mark Lockwood, Eric Lukingbeal and James Sansone. Also present Francis Armentano, Director of Community Development.

The meeting opened at 7:00 p.m.

Public Session: There was no public comment.

Minutes: The minutes of October 27, 2015 were received.

ON A MOTION by Mark Lockwood, seconded by Margaret Chapple, the Commission voted (7-0) to approve the minutes of October 27, 2015 with the following correction: Page 2, line 19 should read, Commission discussion of an application seeking a **re-subdivision** of property located at 103 Petersen Road.

Public Hearings:

A public hearing on an application seeking a Special Permit for a Rear Lot for property located at 134-136 Loomis Street, File Z-15-15 opened at 7:04 p.m. Brian Denno, Land Surveyor representing Robert Schrepf, presented the application. He noted that the existing property at 136 Loomis Street contains 10.6 acres, but with only 126 feet of frontage it lacks the minimum zoning requirement of 200 feet. It is currently not a building lot. The applicant proposes to modify the property lines of both 134 and 136 Loomis Street, so that 134 remains as a front lot and 136 becomes an approved rear lot. Mr. Denno reviewed a map showing the reconfiguration of the lot lines. The lot line changes provide for a reserve septic system location for the front lot and proper separating distances between wells and septic systems. As reconfigured both lots are in compliance with the Zoning Regulations. The Farmington Valley Health District has approved the application for septic and well locations. The file contains a letter from the Wetlands Agent stating that as proposed no action is required by the Inland Wetlands and Watercourses Commission. Michael Dewey, 140 Loomis Street, read a letter from Sharon Mossy which stated her concerns for and opposition to the proposed application. Denise Pelletier, 130 Loomis Street noted she also had concerns in regards to this application. The public hearing closed at 7:21 p.m.

A public hearing on an application seeking a Special Permit for Commercial Recreational use for property located at 9 Bank Street, the Geissler's Plaza, File Z-16-15 opened at 7:22 p.m. Scott Regina, representing Anytime Fitness presented the application. He identified the building space where the facility will be located. It contains 7,150 square feet is a portion of the space formerly used by the Family Hardware store. Anytime Fitness is a 24 hour facility. The proposed use will have few merchandise deliveries, no outside storage and will generate very little trash, as opposed to a retail use. All customers and employees will enter from the front of the building. The applicant anticipates that there will be little to no activity to the rear of the building. The proposal is in conformance with the parking requirements. A member of the public spoke in favor of the application. The public hearing closed at 7:27 p.m.

A public hearing for an application seeking a Special Permit to construct a garage in excess of 600 square feet for property located at 14 Loveland Road, File Z-17-15 opened at 7:28 p.m. Jo-Ann Smith, owner, explained the application. She stated the proposed 720 square foot garage (24x30) would be located 7 feet from the Loveland Road street line. The Zoning Board of Appeals approved a front yard variance of 43 feet on November 17, 2015 allowing the building to be within 7 feet of the street line. The garage roof line, style and color all match the existing home. There was no public comment. The public hearing closed at 7:37 p.m.

Staff Reports and Correspondence:

Fran noted that clearing and site preparation for the Greenway Apartments, property located at 24 Mill Pond Drive has begun.

Commission discussion of items of interest or concern: There was no discussion:

Consideration of an application seeking a Special Permit for a Rear Lot for property located at 134-136 Loomis Street, File Z-15-15.

ON A MOTION by Charles Kraiza, seconded by Eric Lukingbeal, the Commission voted (7-0) to approve an application seeking a Special Permit for a Rear Lot for property located at 134-136 Loomis Street, as outlined on a map titled; Rear Lot Application, prepared for Robert K. Schrepf, dated 10/27/15 and amended to 11-12-15, Denno Land Surveying and Consulting, LLC. File Z-15-15. The Commission found the application to be in compliance with the regulations.

Consideration of an application seeking a Special Permit for Commercial Recreational use for property located at 9 Bank Street, the Geissler's Plaza, File Z-16-15.

ON A MOTION by Mark Lockwood, seconded by Jonathan Boardman, the Commission voted (7-0) to approve an application seeking a Special Permit for Commercial Recreational use for property located at 9 Bank Street, Geissler's Plaza, File Z-16-15, as proposed and with the following condition:

- Access and delivery to the rear of the building is limited to the hours of 7:00 am to 8:00 p.m.

The application was found to be in compliance with the regulations.

Consideration of an application seeking a Special Permit to construct a garage in excess of 600 square feet for property located at 14 Loveland Road, File Z-17-15.

ON A MOTION by James Sansone, seconded by Eric Lukingbeal, the Commission voted (7-0) to approve an application seeking a Special Permit to construct a garage in excess of 600 square feet for property located at 14 Loveland Road, as proposed and outlined on a map titled; Zoning

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Location Survey, prepared for Jo-Ann Smith, Map B-30, dated 11-04-15 and prepared by Gary B. LeClair, LLC. File Z-17-15.

The Commission found the application to be in conformance with the regulations as varied by the Zoning Board of Appeals.

The December 22, 2015 meeting of the Planning and Zoning Commission has been canceled.

The meeting adjourned at 7:42 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary